



philip INDEPENDENT
ESTATE AGENT
Jarvis



Downsview, Ashford Road, Hollingbourne, Maidstone, Kent. ME17 1XH.

£900,000 Freehold

Property Summary

“I was quite simply amazed at the amount of space available throughout this home as well as the excellent self contained annexe”. – Matthew Gilbert, Branch Manager.

There really is so much to explore that can't be put into words with this fantastic opportunity available on the edge of Bearsted village.

This comprehensive chalet home is incredibly well proportioned with the ground floor consisting of entrance hall, kitchen/breakfast room, utility room, sitting room, open plan living/dining room, two large bathrooms and a bedroom.

To the first floor there is a master bedroom with ensuite shower room, three further bedrooms and a WC. On the site is a detached self contained one bedroom annexe with a fully equipped kitchen and separate shower room.

Added to this there are two large detached garage. Externally the home sits on a generous plot with private driveway leading to a mature front garden with hedging and fruit trees. To the rear is an extensive patio to enjoy with an outside heated swimming pool.

Although habitable, I think extensive renovations would be required to bring Downsview back to its full potential.

Set back off the M20 the property is ideally located to take advantage of the motorway access available at Junction 8 as well as the sought after village of Bearsted with its picturesque village green, local shops, public houses and schools.

Rarely available to the market a viewing comes highly recommended to avoid disappointment.

Features

- Five Bedroom Detached Home
- Swimming Pool
- One Bedroom Annexe
- No Forward Chain
- Council Tax Band G
- Two Bathrooms
- Two Detached Double Garages
- Utility Room
- Updating Required
- EPC Rating: D

Ground Floor

Front Door To

Hall

Double glazed obscured window to side. Stairs to first floor. Alarm panel. Radiator. Thermostat. Cabinet housing mains gas boiler and shelving.

Kitchen/Breakfast Room

16' 5" x 16' 3" (5.00m x 4.95m) Double glazed window to front. Extensive range of base and wall units. Sink and drainers. Five ring gas hob with extractor above. Integrated fridge and dishwasher. Neff microwave and Neff double oven. Island with built in cupboards and breakfast bar. Localised tiling. BT point.

Utility Room

Double glazed window to front. Range of base and wall units. Sink and drainer. Space for washing machine, tall fridge and separate tall freezer. Wine rack. Localised tiling.

Lounge

21' 0" x 15' 6" (6.40m x 4.72m) Double glazed window to rear. Two radiators. Open fire place with built in surround. Wall lighting. TV point.

Rear Hallway

Double glazed window to rear access. Alarm panel.

Bathroom

Double glazed window to side. Radiator. Localised tiling. Suite comprising of low level WC, wash hand basin and panelled bath with shower attachment.

Bedroom Five

15' 6" x 8' 4" (4.72m x 2.54m) Double glazed window to side. Radiator.

Lounge/Dining Room

25' 11" x 15' 1" max (7.90m x 4.60m) Double glazed window to side. Double glazed window to rear. Double glazed window to rear. Double glazed French doors to rear. Two radiators. Wall lightings. Open fireplace with feature surround.

Main Bathroom

Double glazed obscured window to both front and side. Radiator. Suite comprising of low level WC, bidet, two wash hand basins, corner bath and separate shower cubicle. Localised tiling.

First Floor

Landing

Radiator.

Bedroom One

16' 8" x 13' 9" (5.08m x 4.19m) Double glazed window to front and side. Radiator. Multiple built in wardrobes, drawer, cabinets and dressing table.

Ensuite

Double glazed window to rear. Radiator. Suite comprising of low level WC, wash hand basin and panelled bath. Localised tiling.

Bedroom Two

15' 5" x 12' 0" (4.70m x 3.66m) Double glazed window to front. Radiator. BT point.

Bedroom Three

12' 7" x 11' 10" (3.84m x 3.61m) Double glazed window to rear. Radiator. Built in wardrobes. Built in eaves storage cupboard.

Bedroom Four

9' 9" x 8' 6" (2.97m x 2.59m) Double glazed window to front. Radiator.

WC

Low level WC, wash hand basin. Localised tiling. Cupboard housing water tank.

Exterior

Front Garden

Two separate areas laid to lawn with mature shrubs, plants and trees. Brick block pathway to front door. Outside lighting. Side access to both sides.

Parking

Large brick block paved in and out driveway leading to

Double Garage

Electric up and over door. Power and light.

Double Garage

Electric up and over door. Power and light. Velux window to side.

Side Garden

Extensive paved patio area, small area laid to lawn,. Conifer tree hedging.

Rear Garden

Paved and shingled with raised brick borders and raised beds. Long pergola with grape vine. Large conifer hedging to side and rear. Outside lighting. Heated swimming pool with cover. Pool room housing boiler. Brick built BBQ.

Annexe

Hallway

Built in storage cupboard. Alarm panel.

Kitchen & Open Plan Living Room

Two sets of double glazed window to front. Three radiator. Range of base and wall units. Sink and drainer. Space for fridge and freestanding gas oven. Localised tiling. Thermostat.

Bedroom

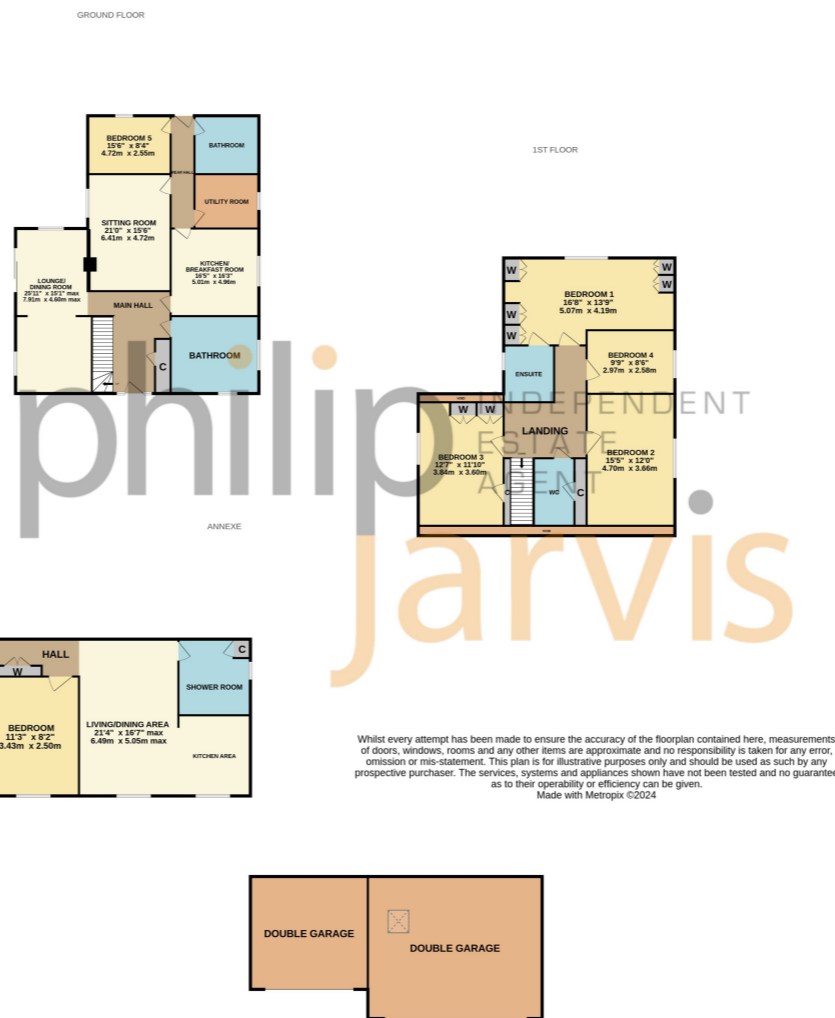
Double glazed window to front. Radiator. Fuse box.

Shower Room

Double glazed obscured window to side. Cupboard housing boiler. Suite comprising of low level WC, wash hand basin and shower cubicle.

Agents Note

The annexe has separate EPC which is rated a D. Please see agent for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	80
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Viewing Strictly By Appointment With

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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